

2nd June 2020

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 this meeting was held virtually.

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day as a Virtual Meeting, from 19:30 to 21:40

PRESENT

Chairman: **Cllr I Shepherd-Dubey**

Councillors: Cllr N Fox, Cllr K Malvern, Cllr A Tebboth, Cllr A Mather, Cllr T Lack, Cllr M Fumagalli, Cllr P Dennis & Cllr D Hinton

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Elijah Williams – Student.

Cllr Lynn Forbes

APOLOGIES FOR ABSENCE (Agenda Item 1)

None

MEMBERS' INTERESTS (Agenda Item 2)

None

QUESTIONS FROM THE COUNCIL OR MEMBERS OF THE PUBLIC (Agenda Item 3)

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by The Chairman and seconded by Cllr Fox and it was that the Minutes of the Planning & Transportation Committee meeting held on 14th April 2020 (pages 16050 to 16053) be received as a true and correct record and that they be confirmed and signed by the Chairman.

**RESOLVED
30134**

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 22nd May 2020 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

There were no updates. This will stay on the Monitoring Report for updates.

ACTION P&T OFFICER

CHAIRMANS INITIALS _____



ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS

Cllr Hinton explained that the Supplier for the proposed work on the Bus Shelter roof were not working at present due to the Covid-19 outbreak. This project will be put on Hold.

ACTION: P&T OFFICER

PLANNING APPLICATION 190286 (LAND EAST OF FINCHAMPSTEAD ROAD) APPEAL PROCESS (Agenda Item 6)

To discuss the appeal and process to the application refusal. Appeal Ref APP/X0360/W/19/3235572

Cllr Dennis spoke about his experience of attending and speaking at the original hearing. He suggested that it would be valuable to other Committee members to attend future hearings whereby the Committee has objected strongly to the original application.

Cllr Dennis also said it was useful to see how residents feel and respond to applications that affect Wokingham Town.

The Chairman suggested that there should be a move to make these hearings available online so that it would be easier for those not able to attend in person.

ACTION: P&T OFFICER

PLANNING APPLICATION STATISTICS (Agenda Item 7)

To discuss the statistics relating to the P&T Committees Objections to Planning Applications in council year 2019 to 2020.

The PT Officer presented statistics on the current P&T Committees record for discussing and making objections to Planning Applications affecting Wokingham Town in the period from the last Council year - June 2019 to April 2020. This was compared to the fouryear period of the previous P&T Committee. It shows that the current Committee are discussing more plans, making more objections and correlating more with Wokingham Borough Council on these Objections.

It was agreed that the Statistics be placed on the Wokingham TC website and that the next years statistics added and updated as the Council year progresses.

The P&T Officer will supply the Committee with the spreadsheet containing the data so that it can be seen where the Committee did not object but WBC did and their reasonings and vice versa, whereby the Committee objected but WBC approved. This would lead to a better understanding of how WBC sees and determines applications.

The committee members, where possible, will also actively attend WBC Planning Meetings where they have objected to an application and speak at the meeting if possible.

CHAIRMANS INITIALS _____



COMMITTEE'S BUDGET (Agenda Item 8)

A report on the Committee's budget as of 30th April 2020 was received and noted

PLANNING APPLICATIONS (Agenda Item 7)

The following applications were received and considered, and it was that the Committee would make comment as shown.

**RESOLVED
30135**

200700 1 Barkham Road RG41 2XR

Full application for the proposed erection of 14 flats, 6 no. one bedroom flats, 8 no. two bedroom flats, car parking and landscaping, following the demolition of existing buildings.

The Committee were pleased to see that the height of original building has been reduced to 3 storey from 4 storey and that it was welcomed that flats were available close to Town centre and potential use of public transport however there were the following objections:

- **CP5 - Housing mix, density and affordability**
There is no affordable housing within this plan.
- **CP6 - a) Provide for sustainable forms of transport to allow choice**
There is only one electrical car charging point.
- **CP1 - 1) Maintain or enhance the high quality of the environment.**
The flats will be facing the road, close by to where cars and lorries will be at times stationary and emitting pollutants.

The committee would have liked to have seen more green space and landscaping between the Flats and the roadside.

The Car parking is one short of requirements and ideally should have included one more space.

200985 Cantley Park Recreation Ground

Full application for the proposed construction of a new 3G Artificial Grass Pitch (AGP) with floodlights; refurbishment of existing pavilion to provide new changing facilities, viewing balcony and ancillary cafe; improvements to existing grass pitches and associated works; provision of an additional 39 no. parking spaces in existing car park.

CHAIRMANS INITIALS _____



The Committee supports the promotion of sporting facilities that encourage sport and leisure within the community. The changing rooms being equally split between male and female was seen as a positive.

The committee largely supports this application but is asking for some conditions to be considered.

- **CP1 12) Contribute towards the goal of reaching zero-carbon developments as soon as possible by:**

- a) Including appropriate on-site renewable energy features;

There was a missed opportunity to include solar panels in the roof of the building.

- **CP7 - Biodiversity B)** Which may harm habitats or, species of principal importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly.

There is concern over the affect on the Bat roosting regarding the light pollution from the floodlights

- **CP6 - Managing Travel Demand** a) Provide for sustainable forms of transport to allow choice.

The bus service is not adequate to the site especially at weekends where the facility will be mostly used. This will put pressure on the car parking allocation. Also there is not adequate provision for cyclists as only 12 spaces are proposed.

- **CP3 - General Principles for development** d) Maintain or enhance the ability of the site to support fauna and flora including protected species;

It was not clear on the plans as to what trees are to be removed. If mature trees are removed these should be replaced like for like

- **CP1 – Sustainable development** Planning permission will be granted for development proposals that: 1) Maintain or enhance the high quality of the environment.

The height of the external fencing of 4.5 Metres seems excessive and will be an eyesore

The other general comments are:

The pathway is too narrow and if possible, should be 2 metres wide.

There seems to have been a missed opportunity to use the existing gravel area on the site for a car park.

CHAIRMANS INITIALS _____



200987

Unit 1 125 Reading Road

Full planning application for the proposed change of use from A1 (Retail) to B2 (General Industrial) for the use as a motorcycle repairs and MOT facility.

The Committee supports this application and welcomes local business ventures.

201050

Alexandra House Alexandra Court

Full planning application for the change of use of night club on the ground floor of Alexandra House to a flexible mixed use comprising A1 (Retail), A2 (Financial and Professional Services), A3 (Cafes and Restaurants), A4 (Drinking Establishments), and/or A5 (Hot Food Takeaways) and B1(a) (Office) plus changes to fenestration at ground floor. Part retrospective.

If one or more of the units is a Restaurant\Bar the Committee would not support anything opening later than the Giggling Squid.

201149

Land east of Oak Avenue South of Sadler Crescent

Full planning application for a park and ride facility comprising access, car and motorcycle parking spaces, bicycle storage, bus stops, landscaping, drainage and ancillary development.

The committee could not understand who would benefit from this and who it was aimed at as it seems travelling on existing bus service would be the same. It is not clear in the plans the expected use and projected numbers using it.

There doesn't seem to be a clear business case for the use of this land and it could be better used as a green space.

The local bus service should be improved instead.

Objections on the following;

- **CP3 - General Principles for development**
 - e)** Use the full potential of the site and contribute to the support for suitable complementary facilities and uses.
- **CP2 - Inclusive communities**
 - b)** Children, young people and families, including the co-ordination of services to meet their needs.
- **CP3 - General Principles for development**
 - c)** Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
 - d)** Maintain or enhance the ability of the site to support fauna and flora including protected species.
 - g)** Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space.

CHAIRMANS INITIALS _____



- **CP7** - **Biodiversity**
B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly.
- **CP1** - **Sustainable development**
8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers.
- **CP9 - Scale and location of development proposals**
The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.
- **CP10 - Improvements to the Strategic Transport Network**
Improvements to the Strategic Transport Network will be provided to ameliorate major environmental or safety problems and to support new development in partnership with other authorities.

200930 Hutts Farm Cottage Blagrove Lane

Full application for the proposed conversion of the existing outbuilding to a separate dwelling with associated alterations including changes to fenestration and erection of new boundary fence and gates, plus formation of new parking for the existing dwelling.

This is an additional dwelling in the countryside but it has minimal impact on the neighbourhood.

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 8)

The Chairman announced that there will shortly be a temporary traffic management plan for Wokingham Town Centre put into place by WBC. This is to manage the recovery from coronavirus and have safe social distancing once the shops and market re-open.

It is hoped that Wokingham Town Council will have a chance to be consulted on this.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

